

GREY FOREST COMMUNITY BOARD
GREY FOREST COMMUNITY CENTER
18249 SHERWOOD TRAIL
GREY FOREST, TEXAS 78023
THURSDAY, OCTOBER 6, 2022, 6:30 P.M.
MINUTES

I. CALL TO ORDER BY CHAIRPERSON at 6:32 p.m.

II. RECORDING OF BOARD MEMBERS PRESENT- Madeline McCloskey, Sean Skaggs, Tanya Granados, Peter Carey, Trish Terrazas, Mandie Waldrop

III. DECLARATION OF A QUORUM

IV. PRESENTATIONS BY CITIZENS AND VISITORS: Persons who desire to address the Grey Forest Community Supervisory Board will be received at this time. Comments by members of the public are limited to three (3) minutes for any one speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the board cannot deliberate or take action on items not listed on the meeting agenda.

V. DISCUSS AND ACT ON APPROVAL OF MINUTES: September 8, 2022- Trish Terrazas moved to approve the minutes as written. Peter Carey seconded the motion. The board unanimously approved.

VI. FINANCIAL REPORT- the report was not printed or discussed.

VII. BOARD MEMBER REPORTS- Peter Carey advised a large oak tree fell in the creek between the Terrazas' home and the Veritys' home. Also, he has been monitoring the moisture of the various planted trees in the community center grounds.

VIII. COMMUNITY CENTER DIRECTOR'S REPORT- Brenda Reinhard advised a board split when the HVAC cleanup took place and she has spoken with city public works about it. She continues to attempt to obtain bids for foundation and floor repair. She also noticed 5 of the porch's Edison bulbs were out and have since been replaced. Another bulb has since burnt out and will need replacement. The ramp has a rotting section and she has submitted a work order. She also recommends power washing the building and then repainting. Repainting will need to take place after weather has cooled to consistently below 90 degrees so that the paint will properly drive. Regarding power washing, she has checked with Grey Forest Utilities and verified it is permissible to use a power washer during stage 1 water restrictions.

IX. DISCUSS AND TAKE ACTION (IF NECESSARY) ON THE FOLLOWING TOPICS: This notice is posted pursuant to the Texas Open Meetings Act-Texas Government Code 551.

X. NEW BUSINESS

1. Discuss training regarding Texas Open Meetings Act and swear in the board members who have completed this training. Grey Forest City Secretary Miguel Cantu discussed the importance of the Texas Open Meetings Act and best practices. He swore in the board members who had completed the required training.
2. Discuss and act on decorating and planning for the October 29, 2022, Halloween event. The board discussed moving the chili cookoff portion of the event to January Twelfth Night instead. The two hayride trailers will start loading at 6:30 p.m. and then leave sometime between 6:45 and 7 p.m. Feedback from last year's event was that there were too many candy stops which was tiresome for some of the children. Also, the interactive games at various houses were well-received. Madeline McCloskey suggested 2-3 game stops and 8 candy stops. Two flyers will be sent to Grey Forest residents- one will request children's RSVPs and the other will request volunteers to pick up hay bales, host games and serve as candy stops. Tanya Granados will create a Google RSVP form to send with the children's flyer.
3. Discuss the status of the illegal fill placed in the Helotes Creek floodway. As part of a building project, a homeowner on Scenic Loop pushed earth from their property down into the floodway. Grey Forest City Secretary Miguel Cantu advised the city has been working with the homeowner to get them into compliance by moving the earth back into place without accessing the creek. Miguel Cantu advised engineers became involved because the homeowner's intended building project was situated within the flood plain. As a result, a certificate of elevation has been issued.
4. Discuss and act upon the installation or selling of the gas stove. Brenda Reinhard spoke with the Shane Reddout and then the building inspector. The inspector did not feel comfortable having a gas stove installed in the current storage area. Sean Skaggs states any upgrades involving a gas stove in the GFCC would likely require an overhead sprinkler system. An alternate system would be a built-in cabinet system but the cost is probably from \$3,000-\$5,000 and then annual inspection fees may be needed. Meanwhile, Mandie Waldrop advised Grey Forest Utilities ran the gas line to the GFCC last week. Because the gas stove is city property, the city council will decide if/when to install the gas stove. Mandie Waldrop also mentioned she is considering trying to raise funds to purchase a gas-powered heater which could be used during cold weather emergencies.
5. Discuss and act upon revising rental fees for non-Grey Forest rentals including fees for day-ahead advance decorating. Brenda Reinhard states she has received feedback that the non-Grey Forest citizen rental fee of \$200 is somewhat low when compared to other equivalent rental venues. She proposes raising the rental fee another \$25-\$50 with a larger cleaning deposit. Brenda Reinhard states she has also noticed an increase in requests to start decorating the day before the

event. As a result, she proposes charging a \$50 fee to non-Grey Forest renters who wish to access the GFCC early. Additionally, she proposes increasing the non-Grey Forest cleaning deposit to \$100. Trish Terrazas moved to increase the non-resident cleaning fee, impose an early access fee for non-residents, and increase the non-resident rental fee. Tanya Granados seconded the motion. The board unanimously agreed.

6. Discuss and act on approving citizen newsletter. Madeline McCloskey proposed a newsletter informing residents of the GFCB budget, the community board members, meeting dates and times, and upcoming events and initiatives. Tanya Granados proposed also placing a printed version on the bulletin board near the GFCC parking lot entrance. Peter Carey moved to accept the publishing of the newsletter. Trish Terrazas seconded the motion. The board unanimously agreed.

XI. UNFINISHED BUSINESS

1. Discuss and act on bids for floor refinishing and foundation repair. Madeline McCloskey advises the floor patch is \$600 and foundation is \$3,570. Brenda Reinhard advised the floor repair cannot take place until the foundation is repaired. Sean Skaggs advised, given current budget constraints, that the board may wish to raise funds such as through a plate sale. Guest Aurelia Scharnhorst suggested simply asking the public for donations. Mandie Waldrop suggested having a silent auction to raise funds. Mandie Waldrop will check with the city secretary regarding any legal issues regarding raising funds.
2. Discuss and act on purchase of tree and fertilizer tabs for park grounds. Madeline McCloskey states the tabs will cost about \$75 including shipping. She also proposed installation of a \$200-\$225 shade tree (a thornless honey locust). Peter Carey moved to spend up to \$300 for the fertilizer tabs and the tree. Tanya Granados seconded the motion. The board unanimously approved.
3. Discuss and act on signage restricting unauthorized vehicles from park paths. The restriction was previously approved in March 2021 although at the time, signage was not installed. Since then, some dumping has been noticed. Madeline McCloskey proposed placing cedar log/posts with a chain and signage to prevent access in unauthorized areas. Sean Skaggs moved to allow the installation of the logs/posts, chains, and sign. Peter Carey seconded the motion. The board unanimously approved the motion.

MINUTES

Meeting adjourned at 9:04 P.M.

Meeting Minutes documented by Maria Ammerman

Meeting Minutes Approved by Chairperson:

